



REGULAR MEETING OF THE CITY COUNCIL AND THE CITY COUNCIL SITTING AS THE REDEVELOPMENT AGENCY

REGULAR CC/RDA MEETING

**Council Chambers in City Administrative Services Building
68-700 Avenida Lalo Guerrero
Cathedral City, CA 92234**

WEDNESDAY, MAY 28, 2003

Study Session - 3:00 p.m.

Regular Meeting - 6:30 p.m.

(Or As Soon Thereafter as the Meeting May be Commenced)

Copies of each current agenda will be available in the City Hall Lobby Thursday afternoon prior to the scheduled Council meeting. A copy of the complete agenda book is also available for public review in the City Hall Lobby on that same schedule. If you have any additional questions or need further information on any of the following items, please contact the City Clerk at 770-0322 between the hours of 8:00 a.m. and 5:00 p.m. Monday through Thursday. PLEASE REMEMBER THAT CITY HALL IS CLOSED EVERY FRIDAY.

3:00 P.M.

CC/RDA MEETING:

CLOSED SESSION

1. CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION pursuant to Government Code Section 54956.9, Subd. (b)(1). Number of Potential Cases is **2**.
2. PERSONNEL MATTER pursuant to Government Code Section 54957.
Issue for Discussion: Cathedral City Police Officers' Association (CCPOA)
3. CONFERENCE WITH REAL PROPERTY NEGOTIATOR pursuant to Government Code Section 54956.8 as follows:
 - (A) Property Location: East of Van Fleet Avenue, South of East Palm Canyon Drive, West of Date Palm Drive, Northeast of East Cathedral Canyon Channel and North of "D" Street. APN #'s 687-207-005, 687-221-002, 687-223-002, 687-223-016, 687-223-018, 687-225-004, 687-225-006, 687-225-007, 687-225-008, 687-221-005; 687-221-006; 687-225-012, and 687-225-016.

Negotiating Parties: Redevelopment Agency and BCN Developments, LLC

Property Owners: Martin Sousa, et al, Francine Dickson, et al, Antonio Escobar, et al, Jorge & Maria Sanchez, Danroy Corporation, Sam & Vikki Stickles, Joe Vasquez Martinez, Antonio & Eva

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- Escobar, and Ezequiel Escobar, et al.
Under Negotiation: Acquisition/Disposition of Property
- B) Property Location: East of Cathedral Canyon, North of East Palm Canyon, West of Buddy Rogers and South of N. Buddy Rogers, Otherwise Known as Building Pads D & E
- Negotiating Parties: Redevelopment Agency & Tri-Millennium Development Cathedral City, LLC
Property Owners: Redevelopment Agency
Under Negotiation: Transfer of Property & Public Improvements
- C) Property Location: South Panorama Area: APN Nos. 678-060-053; 678-060-002, -049 and -050; 678-060-005; 678-060-052; 678-030-061, -063, -065, -067 and -069; 678-060-053; 678-060-003, -004 and -051; and 678-060-001
- Negotiating Parties: Redevelopment Agency & Property Owners
Property Owners: Donald H. & Elaine M. Crowley; Barbara E. Clyde Trust; Betty Dworet Trust; Vacant Lot on South Side of Frank Road, East of Landau; Ray Mayeri, Trustee; Donald H. & Elaine M. Crowley; Vincent J. & Karen M. Pirozzi; and Peter & Sheila Zarenejad.
Under Negotiation: Property Acquisition
- D) Property Location: Whitewater Neighborhood: 680-394-001; 680-394-002 & -003; 680-394-004; 680-393-001 & 680-404-001; 680-393-002; 680-393-003; 680-393-007; 680-393-008; 680-393-010 & 680-404-010; 680-404-002; 680-404-003; 680-404-004; 680-404-008; 680-404-009; 680-405-001; 680-405-002; 680-405-003; 680-405-004; 680-405-008; 680-405-009; 680-404-006.
- Negotiating Parties: Redevelopment Agency & Property Owners
Property Owners: Coachella Valley Water District; Yolanda Villegas; Helen Gallucci; Donald L. Dempsey & Lillian Byers; Emerson J. Vaughn & Virginia Evelyn; Clare E. Stratton; Jose Torres; Peter Zarenejad; Ester F. Hoffman; Matthew L. Millen; Matthew L. Millen; Raymond e & Randy W. Purnel; Ernest N. Pearson & Patricia A. Hamby; Gerardo Velasco; Newport Homes, Inc.; Jesus N. Razura; Floyd Vail; Dario Cancino; Richardo & Katherine Aguilar; Sandeep & Sonia Khullar; and Robert Jacobs.
Under Negotiation: Property Acquisition
- E) Property Location: 32791 and 32695 Cathedral Canyon Drive; APN Nos. 680-251-055 and 680-251-009

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- Negotiating Parties:
Redevelopment Agency & Building Horizons,
Inc.
- Property Owner:
Redevelopment Agency
Under Negotiation: Property
- Disposition
- F) Property Location: West of Perez Road Extension, South of East
Palm Canyon Drive. APN#687-030-056
- Negotiating Parties:
Redevelopment Agency and Cathedral City
Properties, LLC
Property Owner: Tramview Land
Company
Under Negotiation:
Acquisition/Disposition of Property
- G) Property Location: North of Ramon Road, South of McCallum;
APN #'s 670-130-001 and -009
- Negotiating Parties:
Redevelopment Agency & Van California
Property, Inc. and the Enclave Group, LLC
Property Owner: Van California
Property, LLC & Toy Russell Fields
Under Negotiation: Acquisition of
Property
- H) Property Location: North of
Ramon Road, South of McCallum; APN #'s 670-130-
001 and -009
- Negotiating Parties:
Redevelopment Agency & Van California
Property, Inc. and the Enclave Group, LLC
Property Owner: Van California
Property, LLC & Toy Russell Fields
Under Negotiation: Acquisition of
Property

MINUTES - Approval/Correction of Minutes from the Regularly Scheduled Meeting Held on February 26, 2003; and Minutes from a Special Meeting Held on May 12, 2003.

SCHOOL REPORTS - Receive School Report presented by Eric Dickerson, a student from Cathedral City High School.

PRESENTATIONS AND PROCLAMATIONS

- Certificates of Appreciation to Paula Moring, Encelia Thompson, Sandy Avery from the Little Red Schoolhouse.
- Report by Captain John Duncan, City's Representative to Palm Springs Regional Airport Commission.

CONSENT AGENDA

1. Accept and File Cathedral City Investment Policy.

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2. Transmission of Preliminary Reports, in the matter of the amendments to the Redevelopment Plans for the Merged Project Area (Project Area No. 1) and Project Area No. 2 to the various affected taxing entities.

PUBLIC HEARING

3. Joint Public Hearing of the City Council and the City Council Sitting as the Redevelopment Agency for Disposition of Real Property Acquired by the Redevelopment Agency with Tax Increment Funds to the Building Horizons Program of the Coachella Valley Boys and Girls Clubs for purpose of constructing affordable housing through a Vocational Training Program of the Palm Springs Unified School District.

LEGISLATIVE ACTIONS

4. Receive Proposed Operating Budget for Fiscal Years 2003-2004.
5. Proposed Ordinance Permitting the Sale and Discharge of "Safe and Sane Fireworks". The Ordinance will Add Chapter 5.80: Sale and Discharge of Safe and Sane Fireworks to Title V: "Business Regulations" of the Cathedral City Municipal Code.
6. Street Lighting and Landscape Maintenance District No.1: Renewal of Assessments in Existing Benefit Zones within the Maintenance District.
7. Authorize the Executive Director to execute a Purchase and Sale Agreement and related documents with Toyota of the Desert and take any other such actions as reasonably necessary to fulfill the agency's obligations as included in the Toyota of the Desert Option Agreement executed in 1997.

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8. Proposed Ordinance amending Chapter 2.04 "Council" to Title II "Administration and Personnel" of the Cathedral City Municipal Code.
9. Proposed Resolution amending the City Council Policies, Rules and Procedures relating to meeting time and location for regular meetings.
10. Owner Participation Agreement (OPA) for sewer connections of affordable housing units at Cathedral Palm Senior Apartments (Southern California Housing Development Corp.).
11. Authorization to proceed with advance payment of sewer connection fees for Cathedral Palms Senior Apartments and Tierra Del Sol Senior Apartments.
12. Approval of payment of sewer capacity fees of \$ 12,000 to the Desert Water Agency (DWA) and \$ 4,000 to the Coachella Valley Water District (CVWD) for restrooms at Panorama Park, 2nd Street Park and Fire Station 411 and allocate an additional \$ 500 for materials for park/public works employees to connect to restrooms at

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Panorama Park now.

COUNCIL REPORTS ON CITIZEN INQUIRIES AND CONCERNS
SPECIAL MEETING OF THE DOWNTOWN FOUNDATION

1. Accept and File Cathedral City Investment Policy.

SPECIAL MEETING OF THE PUBLIC FINANCING AUTHORITY

1. Accept and File Cathedral City Investment Policy.

ADJOURNMENT:

The next regularly scheduled City Council /Redevelopment Agency Board meeting will be held on **June 11, 2003, at 3:00 p.m. for Study Session and 6:30 p.m. for Evening Session.**

This Agenda is also available for viewing on the City's Web Site. The Web Site address is www.cathedralcity.gov

Daryl Betancur, Deputy City Clerk
City of Cathedral City